

April 18, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PR0329

Rite Aid of Virginia
(Rite Aid Chester)

Bermuda Magisterial District
Fronting approximately 200 feet on the west line of Jefferson Davis Highway,
approximately 2,000 feet south of West Hundred Road

REQUEST: Approval of architectural elevations, as required by Case 97SN0140.

RECOMMENDATION

Staff recommends approval of the architectural elevations for the following reasons:

REASONS:

Staff believes that the proposed Rite Aid building is compatible with buildings in the Breckenridge Shopping Center because:

- A. The rectilinear building form of the proposed Rite Aid is consistent with the style of main shopping center buildings.
- B. The shopping center buildings are constructed primarily of brick, as is the proposed Rite Aid building. Although the masonry color of the main shopping center is a red/black range, the proposed brown colors of the Rite Aid masonry appear compatible with the shopping center.
- C. The proposed Rite Aid entrance canopy and drive-through canopy are blue in color, consistent with accent colors used in the Breckenridge shopping center.

GENERAL INFORMATION

Associated Public Hearing Cases:

97SN0140 - Americana South, L.L.C., Americana Park, L.L.C., Trollingwood Land, L.L.C.
and Frank Paul Kvasnicka

Design Consultant:

Farrell McGlynn Architects

Location:

Fronting approximately 200 feet on the west line of Jefferson Davis Highway approximately 2,000 feet south of West Hundred Road. Tax IDs 798-652-8876 and Part of 798-652-2856 (Sheet 26).

Existing Zoning and Land Use:

C-3; commercial and vacant

Size:

1.8 acres

Adjacent Zoning and Land Use:

North - C-3; Commercial
South - C-3; Commercial
East - C-3; Commercial
West - C-3; Commercial

BACKGROUND

Condition 6 of Case 88SN0257 requires Planning Commission review and approval of architectural renderings and elevations.

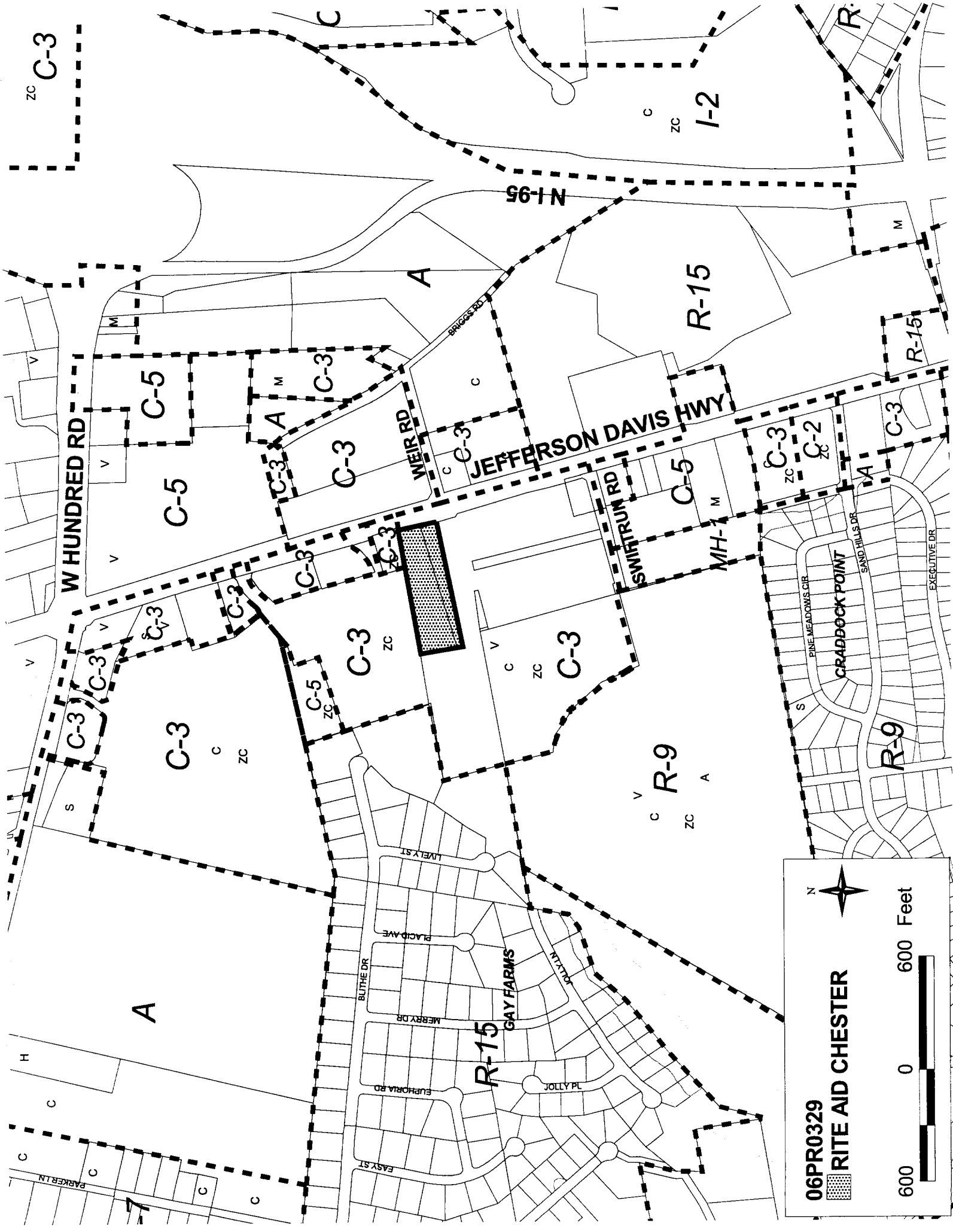
Condition 6 reads as follows:

6. Architectural Treatment. Buildings located on the C-3 Commercial Property shall have an architectural style which is compatible with, and employ compatible materials, colors, details and other design features (which may include split-face block subject to the approval of the Planning Commission at the time of site plan review), as buildings currently located on Parcel 22 on Tax Map 116-10 (GIS 798-653-5814), commonly known as Breckenridge Shopping Center. At the time of site

plan review, architectural renderings and elevations depicting these requirements shall be submitted to the Planning Commission for review and approval.

CONCLUSIONS

Staff recommends approval of architectural elevations for the reasons stated above.



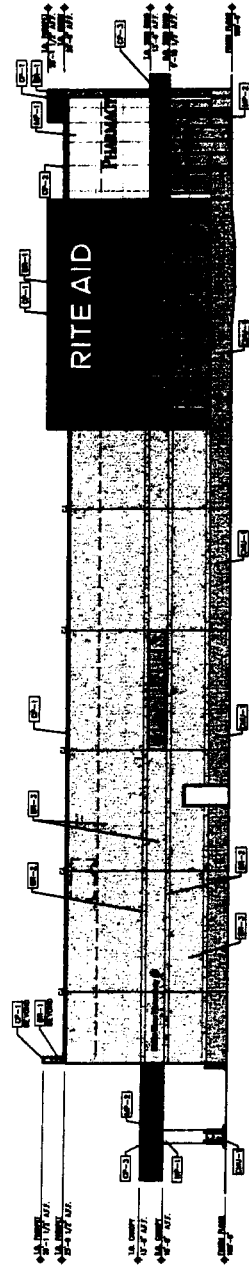
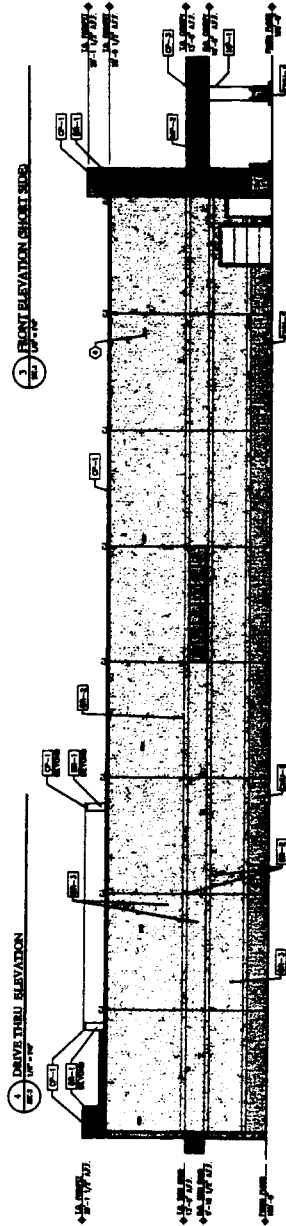
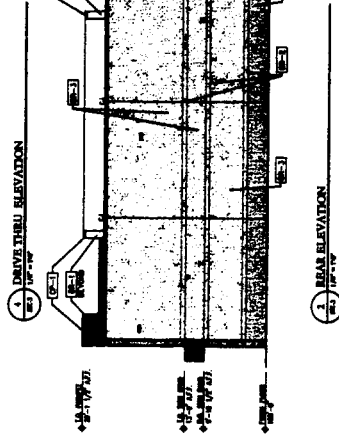
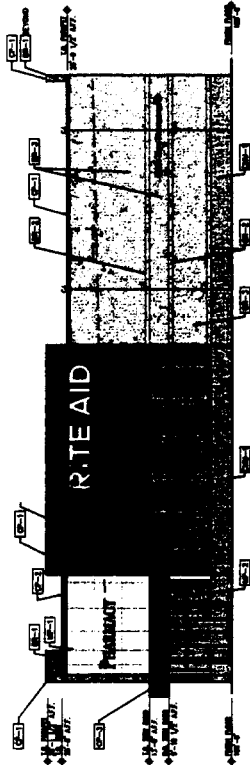
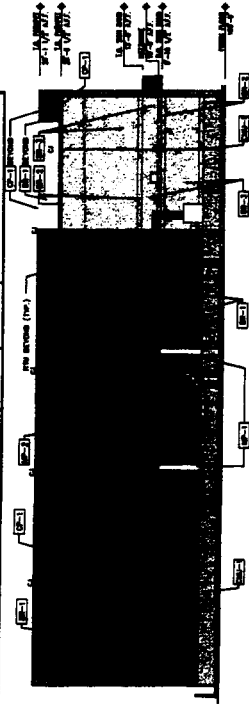
06PR0329

 RITE AID CHESTER



600 0 600 Feet

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100.00	CU YD	FOR 100.00 CU YD OF CONCRETE
2	REINFORCING BARS	100.00	LB	FOR 100.00 LB OF REINFORCING BARS
3	FORMWORK	100.00	SQ YD	FOR 100.00 SQ YD OF FORMWORK
4	PAINT	100.00	GA	FOR 100.00 GA OF PAINT
5	CEILING	100.00	SQ YD	FOR 100.00 SQ YD OF CEILING
6	FLOORING	100.00	SQ YD	FOR 100.00 SQ YD OF FLOORING
7	WALLS	100.00	SQ YD	FOR 100.00 SQ YD OF WALLS
8	ROOFING	100.00	SQ YD	FOR 100.00 SQ YD OF ROOFING
9	MECHANICAL	100.00	HR	FOR 100.00 HR OF MECHANICAL
10	ELECTRICAL	100.00	HR	FOR 100.00 HR OF ELECTRICAL
11	PLUMBING	100.00	HR	FOR 100.00 HR OF PLUMBING
12	LANDSCAPING	100.00	HR	FOR 100.00 HR OF LANDSCAPING
13	DEMOLITION	100.00	HR	FOR 100.00 HR OF DEMOLITION
14	FOUNDATION	100.00	CU YD	FOR 100.00 CU YD OF FOUNDATION
15	CONCRETE	100.00	CU YD	FOR 100.00 CU YD OF CONCRETE
16	REINFORCING BARS	100.00	LB	FOR 100.00 LB OF REINFORCING BARS
17	FORMWORK	100.00	SQ YD	FOR 100.00 SQ YD OF FORMWORK
18	PAINT	100.00	GA	FOR 100.00 GA OF PAINT
19	CEILING	100.00	SQ YD	FOR 100.00 SQ YD OF CEILING
20	FLOORING	100.00	SQ YD	FOR 100.00 SQ YD OF FLOORING
21	WALLS	100.00	SQ YD	FOR 100.00 SQ YD OF WALLS
22	ROOFING	100.00	SQ YD	FOR 100.00 SQ YD OF ROOFING
23	MECHANICAL	100.00	HR	FOR 100.00 HR OF MECHANICAL
24	ELECTRICAL	100.00	HR	FOR 100.00 HR OF ELECTRICAL
25	PLUMBING	100.00	HR	FOR 100.00 HR OF PLUMBING
26	LANDSCAPING	100.00	HR	FOR 100.00 HR OF LANDSCAPING
27	DEMOLITION	100.00	HR	FOR 100.00 HR OF DEMOLITION
28	FOUNDATION	100.00	CU YD	FOR 100.00 CU YD OF FOUNDATION
29	CONCRETE	100.00	CU YD	FOR 100.00 CU YD OF CONCRETE
30	REINFORCING BARS	100.00	LB	FOR 100.00 LB OF REINFORCING BARS
31	FORMWORK	100.00	SQ YD	FOR 100.00 SQ YD OF FORMWORK
32	PAINT	100.00	GA	FOR 100.00 GA OF PAINT
33	CEILING	100.00	SQ YD	FOR 100.00 SQ YD OF CEILING
34	FLOORING	100.00	SQ YD	FOR 100.00 SQ YD OF FLOORING
35	WALLS	100.00	SQ YD	FOR 100.00 SQ YD OF WALLS
36	ROOFING	100.00	SQ YD	FOR 100.00 SQ YD OF ROOFING
37	MECHANICAL	100.00	HR	FOR 100.00 HR OF MECHANICAL
38	ELECTRICAL	100.00	HR	FOR 100.00 HR OF ELECTRICAL
39	PLUMBING	100.00	HR	FOR 100.00 HR OF PLUMBING
40	LANDSCAPING	100.00	HR	FOR 100.00 HR OF LANDSCAPING
41	DEMOLITION	100.00	HR	FOR 100.00 HR OF DEMOLITION
42	FOUNDATION	100.00	CU YD	FOR 100.00 CU YD OF FOUNDATION
43	CONCRETE	100.00	CU YD	FOR 100.00 CU YD OF CONCRETE
44	REINFORCING BARS	100.00	LB	FOR 100.00 LB OF REINFORCING BARS
45	FORMWORK	100.00	SQ YD	FOR 100.00 SQ YD OF FORMWORK
46	PAINT	100.00	GA	FOR 100.00 GA OF PAINT
47	CEILING	100.00	SQ YD	FOR 100.00 SQ YD OF CEILING
48	FLOORING	100.00	SQ YD	FOR 100.00 SQ YD OF FLOORING
49	WALLS	100.00	SQ YD	FOR 100.00 SQ YD OF WALLS
50	ROOFING	100.00	SQ YD	FOR 100.00 SQ YD OF ROOFING



FRONT ELEVATION (LONG SIDE)

FRONT ELEVATION (SHORT SIDE)

REAR ELEVATION

CONCEPT ELEVATIONS
RITE AID PHARMACY #3635
JEFFERSON DAVIS HWY/WHIRL PLACE
CHESTER, VIRGINIA

FARRELL MCGILLYN
ARCHITECTS

DATE: 10/10/00
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1
PROJECT: 0000
FILE: 0000

SK-1

06PRO329-1

